

FOR SALE



STONELEIGH HOUSE

2 ROWLANDS HILL, WIMBORNE MINSTER, DORSET BH21 1AN

Rare Opportunity to Acquire a Handsome, Detached Property in Central Wimborne. Suitable for a Variety of Potential Uses (Subject to Any Necessary Consents)

- Price From £1,400,000
- Envidable Town Centre Location. Opposite Waitrose And Crown Mead Park
- Landmark Detached Property
- Stoneleigh House Plot Size of 0.26 Acres (0.11 ha) Approx
- Attractive, Mature Gardens
- Suitable For Various Uses (subject to consents)
- Stoneleigh House available by itself or the Coach House may be acquired for an additional sum
- Not Listed
- Planning Consent For Conversion Of 'Stoneleigh' To Single Dwelling
- Planning Consent For Conversion Of 'The Coach House' To Separate Dwelling



Primmer Olds **B.A.S.**



LOCATION

The attractive and historic East Dorset market town of Wimborne Minster is situated approximately 5 miles north of Poole and 10 miles north west of Bournemouth.

The town, which is currently experiencing considerable growth, features a vibrant mixture of local and national retailers and also boasts a strong foody scene with numerous quality independent restaurants, cafe and bars trading alongside national operators.

Loungers have recently opened their Piazza Lounge offering on The Square with Wetherspoons & Costa also having branches in the town.

Waitrose and Co-Operative have long established supermarkets in the town and will shortly be joined by M & S Food who are currently fitting out a large store in Crown Mead.

Other major names represented include Fat Face, Crew Clothing White Stuff, Mint Velvet, Rohan, Superdrug, Toni & Guy, WH Smith, Quba, Seasalt, Moshulu & Phase Eight. Stoneleigh House occupies an enviable, central location within the town fronting Rowlands Hill.

Waitrose are closeby and the property is situated within easy walking distance of The Square and the town's principal shopping, hospitality and leisure facilities, the latter including the celebrated Tivoli Theatre.



DESCRIPTION

Stoneleigh House which is believed to date from the 1860s is a handsome property which provided a fine private dwelling up to the 1970s.

At that time our clients acquired and converted the property to provide a well-regarded care home which has remained in the same family's ownership ever since prior to closing earlier this year.

In addition to offering 10 letting rooms (most having ensuite facilities) the property also features owner's accommodation.

The property falls within a generous and regular shaped plot extending to approximately 0.26 acres (0.11 hectares) featuring mature gardens and good parking provision.

In addition to the main Stoneleigh House building, the site also includes a former Coach House. This is detached outbuilding which is currently used for storage and the plot measures approximately 0.19 acres (0.077 ha). Stoneleigh House can be seen edged pink while the Coach House can be seen edged blue in the aerial photograph on page 6.

Both properties have the benefit of separate planning consents as detailed below. Full details are held in a data room, access details for which are available from the agents.

Stoneleigh House is available by itself (without the Coach House). The Coach House will be retained by our clients and converted for their own use. Alternatively, our clients are willing to sell the Coach House in addition to Stoneleigh House at an additional sum of £300,000.

The property is considered eminently suitable for a variety of alternative uses subject to the purchaser obtaining any necessary statutory consents. Such uses might include boutique hotel, offices, educational, medical or leisure orientated uses.

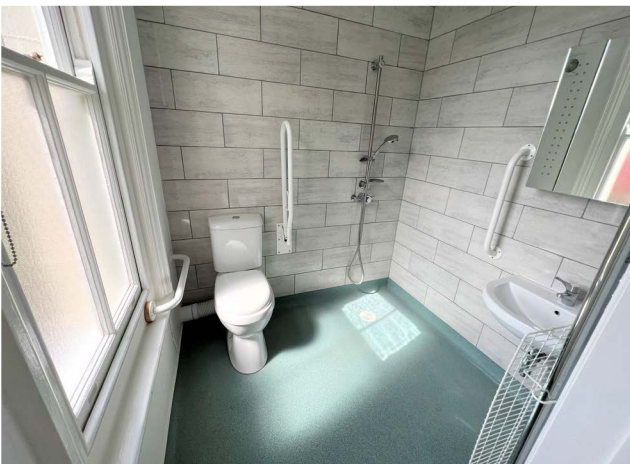
ACCOMMODATION

Stoneleigh House, which is generally offered in good decorative order, is configured over ground, first and second floors and comprises 14 bedrooms (many having ensuite facilities), entrance porch, 2 hallways, 3 reception rooms, a dining room, 2 kitchens, a laundry room, pantry and multiple WC's.

The Coach House is principally arranged over ground and first floors with some single storey elements and would benefit from some refurbishment.







COUNCIL TAX

Council Tax Band G

EPC

Asset Rating: F(35)

PLANNING

Stoneleigh House has been granted planning consent for 'Change of Use' from Care Home to Residential Dwellinghouse – Application Reference P/FUL/2022/07704.

The Coach House building has been granted planning consent for 'Retention and extension of coach house; sever plot to form 1no. dwelling' – Application Reference 3/20/0486/FUL

OPPORTUNITY

Stoneleigh House is available by itself (without the Coach House). The Coach House will be retained by our clients and converted for their own use. Stoneleigh House can be seen edged pink in the aerial photo below.

Alternatively, our clients are willing to sell the Coach House in addition to Stoneleigh House at an additional sum of £300,000 (edged blue below).

As such, this rare opportunity is likely to appeal to owner occupiers seeking an opportunity to create a desirable residence in this sought after and historic town.



TENURE

Freehold with vacant possession upon completion.

TERMS

Unconditional offers are invited in the region of £1,400,000 for Stoneleigh House.

The Coach House may be available in addition at an additional sum of £300,000.

DATA ROOM

[Click here for access to the Data Room.](#)

VAT

We understand that the property is not elected for VAT

MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

VIDEO

Scan our QR Code or [click here](#) for an aerial video showcasing the property and location.



VIEWING & FURTHER INFORMATION

Strictly and only by prior appointment via the sole agents Primmer Olds B.A.S through whom all negotiations must be conducted.



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